

Etta Place Too Homeowners Association
Profit & Loss Budget Overview
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Assessments	111,792.00
Replacement Fund Income	
Interest Income - Reserve	9.00
Painting - Assessment	6,000.00
Reserve Assessment	30,735.60
	36,744.60
Total Replacement Fund Income	36,744.60
Total Income	148,536.60
Gross Profit	148,536.60
Expense	
Administration Expense	
Filing Fee	40.00
Office supplies/Postage	100.00
Management Fees	9,000.00
Website Development/Update	50.00
	9,190.00
Total Administration Expense	9,190.00
Exterior Maintenance	
Building Repairs	1,500.00
Roof/Heat Tape/Gutters	1,000.00
Snow Removal-Grd	7,650.00
Snow Removal-Roof	2,400.00
Trash Removal	7,200.00
Window Washing	3,200.00
Hot Tub Repair	1,000.00
Landscaping Mtn	3,460.00
Pool Maintenance	5,731.00
Pool Repair	1,000.00
	6,947.00
Total Exterior Maintenance	41,088.00
Interior Maintenance	
On Call - after Hours Service	1,200.00
Alarm/Fire System Maint	780.00
Alarm/Fire System Repair	1,690.00
Carpet Cleaning	750.00
Commons Janitorial	5,800.00
Pest Control	966.00
	11,186.00
Total Interior Maintenance	11,186.00

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Professional Fees	
Legal Fees	2,500.00
Total Professional Fees	2,500.00
Replacement	
Reserve Interest Expense	9.00
Reserve Exp - Painting	6,000.00
Reserve Exp - Repair/Replaceme	30,735.60
Total Replacement	36,744.60
Taxes/Insurance	
Workmen's Comp	554.00
Umbrella	1,195.00
Directors & Officers	964.00
Liability Insurance	12,352.00
Flood	4,193.00
Tax Preparation	500.00
Total Taxes/Insurance	19,758.00
Utilities	
Electric	7,200.00
Gas	2,500.00
Water & Sewer	18,370.00
Total Utilities	28,070.00
Total Expense	148,536.60
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Unrealized gains or losses	0.00
Interest Income - Edward Jones	0.00
Transfer from Capital Reserve	0.00
Total Other Income	0.00

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Accrual Basis

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	<u>Jan - Dec 23</u>
Other Expense	
Capital Expense	
2022 Staircase-Carpet- Painting	<u>0.00</u>
Total Capital Expense	<u>0.00</u>
Total Other Expense	<u>0.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>0.00</u></u>